

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Owner 1:	MIKKELSON CHAD/KATHRYN A
Owner 2:	
Owner 3:	
Street 1:	82 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	COILEY NEAL J/ETAL -
Owner 2:	COILEY BARBARA M -
Street 1:	82 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,645 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6645		Sq. Ft.	Site		0	80.	0.93	9									495,478						495,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6645.000	640,800		495,500	1,136,300
Total Card	0.153	640,800		495,500	1,136,300
Total Parcel	0.153	640,800		495,500	1,136,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	391.29	/Parcel:	391.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	641,000	0	6,645.	495,500	1,136,500	1,136,500	Year End Roll	12/18/2019
2019	101	FV	478,600	0	6,645.	464,500	943,100	943,100	Year End Roll	1/3/2019
2018	101	FV	478,600	0	6,645.	384,000	862,600	862,600	Year End Roll	12/20/2017
2017	101	FV	478,600	0	6,645.	353,000	831,600	831,600	Year End Roll	1/3/2017
2016	101	FV	478,600	0	6,645.	322,100	800,700	800,700	Year End	1/4/2016
2015	101	FV	455,800	0	6,645.	315,900	771,700	771,700	Year End Roll	12/11/2014
2014	101	FV	455,800	0	6,645.	293,600	749,400	749,400	Year End Roll	12/16/2013
2013	101	FV	455,800	0	6,645.	279,300	735,100	735,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COILEY NEAL J/E	1332-78		1/22/2007	Family	770,000	No	No		
NIJHAWAN VINIT	1153-188		4/10/1996		275,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2019	565	Redo Bas	39,000	C				
10/20/2014	1388	Redo Bat	43,000					Remove and replace
9/21/2009	872	Manual	3,487					
9/19/2007	829	Manual	3,600			G9	GR FY09	pellet stove inser
6/11/2007	425	New Wind	7,000					
11/18/1996	598		3,000					8X14 WDK
7/15/1996	449		30,000					20X30 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
11/10/2008	Meas/Inspect	163	PATRIOT
4/22/2007	MLS	HC	Helen Chinal
12/16/1999	Mailer Sent		
11/22/1999	Measured	270	PATRIOT
7/13/1993		AS	
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED
Prior Id # 1: 101133
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

